

IN RE: PETITION FOR SPECIAL HEARING
 NE R/W Line of Bengies Rd.
 16400' NWLY Eastern Ave. Part
 of 3300 Eastern Avenue
 #4 Tearose Drive
 15th Election District
 5th Councilmanic District

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 CASE # 91-60-SPH

Oakdale, Inc.
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, pursuant to the Petition for Special Hearing, requests an amendment to the Special Exception granted in case No. 86-165-XA to permit a 30' x 60' utility building as an addition to an existing trailer park in a MH-IM zone, pursuant to Section 256.4 of the Baltimore County Zoning Regulations, (B.C.Z.R.) in lieu of the addition of two mobile homes, utilizing the reduced setbacks granted in the previous case, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Mary Walker, appeared and was represented by Robert Hoffman, Esquire. Also appearing on behalf of the Petition was Paul Conabrook, Esquire and Charles Stark, Professional Engineer. There were no Protestants.

Proffered testimony indicated that the subject property known as 3300 Eastern Avenue, consists of .25 acres +/-, split zoned MH-IM and MI-IM and is currently improved with the Oakdale Mobile Home Park.

Testimony indicated that the Petitioner is desirous of constructing a utility building to house their maintenance equipment, such as lawn mowers, snow removal equipment, etc., because the Petitioner's current storage building is too small.

Mr. Charles Stark, Professional Engineer, testified that, in view of

the existing water mains traversing the subject site, there is no other location except that proposed on which to locate the subject building. Mr. Stark also indicated that, in his opinion, the requested relief is consistent with Sections 502.1 and 307.1 of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of December, 1990, that, pursuant to the Petition for Special Hearing, request to amend the Special Exception granted in case No. 86-165-XA to permit a 30' x 60' utility building as an addition to an existing trailer park in a MH-IM zone, pursuant to Section 256.4 of the Baltimore County Zoning Regulations, (B.C.Z.R.) in lieu of the addition of two mobile homes, utilizing the reduced setbacks granted in the previous case is hereby GRANTED, subject, however, to the restrictions set forth below which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The subject utility building shall be utilized as an equipment storage building only, with repairs being limited to occasional preventive maintenance and minor tune-ups.

3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner for
 Baltimore County

JRH:mmn
 cc: Peoples Counsel

ORDER RECEIVED FOR FILING
 Date 11/18/90
 By M. D. Clark

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (801) 887-3353

J. Robert Haines
 Zoning Commissioner

October 26, 1990



Dennis P. Raemissen
 County Clerk

Robert J. Hoffman, Esquire
 Paul J. Conabrook, Esquire
 Venable, Baetjer and Howard
 210 Allegheny Avenue
 P.O. Box 5517
 Towson, Maryland 21285-5517

RE: Petition for Special Hearing
 Oakdale, Inc., Petitioner
 Case #91-60-SPH

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:mmn
 att.
 cc: Peoples Counsel

ORDER RECEIVED FOR FILING
 Date 11/18/90
 By M. D. Clark

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-60-SPH**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve [Issue attached].

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____

Legal Owner(s):
 Oakdale, Inc.
 (Type or Print Name) _____
 By: William T. Poole
 Signature _____
 (Type or Print Name) _____
 Address _____
 City and State _____

Attorney for Petitioner:
 John B. Howard, Esquire
 (Type or Print Name) _____
 Signature _____
 210 Allegheny Avenue, P.O. Box 5517
 Address _____
 Towson, Maryland 21284
 City and State _____
 Attorney's Telephone No.: 823-4111

MAP MEY-3
 F-3
 15
 DATE 11-21-90
 200
 BF
 DP

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of December, 1990, that the subject matter of this petition be advertised, as of 12/1, 1990, that the subject matter of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 12th day of Dec, 1990, at 9:30 o'clock A.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 Date _____
 By _____

an amendment to the Special Exception granted in Case No. 86-165-XA to permit a 30' x 60' utility building as an addition to an existing trailer park in a MH-IM Zone pursuant to Section 256.4 of the BCZR in lieu of the addition of two mobile homes, utilizing the reduced setbacks granted in the previous case

91-60-SPH

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS

P.O. BOX 6028, TOWSON, MARYLAND 21284

91-60-SPH

Description to Accompany Petition
 For Special Hearing.

Beginning for the same on the northeast right of way line of Bengies Road 50 feet wide distant 1640 feet more or less measured northwesterly along the said northeast right of way line of Bengies Road from the corner formed by the intersection of said right of way line with the northwest right of way line of Eastern Avenue thence binding on the said northeast right of way line of Bengies Road the three following courses and distances

- 1 - North 59° 29' 10" West 38.53 feet
- 2 - North 47° 13' 52" West 38.21 feet and
- 3 - North 28° 25' 20" West 26.24 feet thence binding on the northeast side of a 50 foot wide drainage and utility easement
- 4 - North 28° 25' 20" West 156.24 feet to the southeast right of way line of the Pennsylvania Railroad thence binding on said right of way line
- 5 - North 68° 48' 20" East 63.61 feet thence
- 6 - South 21° 11' 40" East 245.60 feet to the place of beginning.

Containing 0.25 acres of land more or less.
 Saving and excepting from the herein firstly described parcel that portion of land not included in the Special Exception and Variance No. 86-165XA and described as follows.

Beginning for the same at the beginning point of the herein firstly described parcel and running and binding on the first, second and part of the third lines thereof:

- 1 - North 59° 29' 10" West 38.53 feet
 - 2 - North 47° 13' 52" West 38.21 feet and
 - 3 - North 28° 25' 20" West 26.24 feet thence
 - 4 - North 68° 48' 20" East 43.95 feet to intersect the last line of the herein firstly described parcel thence binding on part of said line
 - 5 - South 21° 11' 40" East 90.60 feet to the place of beginning.
- Containing 0.06 acres of land more or less.



Charles A. Stark

Baltimore County
 Zoning Commissioner
 County Office Building
 121 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R-001-6150
 Number
 No 2955

Date 7/13/90 H9100 (15)

PUBLIC HEARING FEES	QTY	PRICE
040 -SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: OAKDALE INC

0403480076MICHRC \$175.00
 BA 0007135A007-16-90

Please make checks payable to: Baltimore County

receipt
 No 2955

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 15th Date of Posting 9/22/90

Posted for: Special Hearing

Petitioner: Oakdale, Inc.

Location of property: NE R/W Line of Bengies Rd. 16400' NWLY Eastern Ave. Part of 3300 Eastern Avenue #4 Tearose Drive 15th Election District 5th Councilmanic District

Location of Signs: 15th Election District

Remarks: _____

Posted by: J. Robert Haines Date of return: 9/22/90

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 121 West Chesapeake Avenue in Towson, Maryland 21284 at 10:00 AM.

FRIDAY, OCTOBER 12, 1990
 AT 9:30 A.M.
 Special Hearing: An amendment to the Special Exception granted in Case No. 86-165-XA to permit a 30' x 60' utility building as an addition to an existing trailer park in a MH-IM Zone in lieu of the addition of two mobile homes, utilizing the reduced setbacks granted in the previous case. In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing or shown or presented at the hearing as shown or presented at the hearing.

J. Robert Haines
 Zoning Commissioner of
 Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-19, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-12, 1990

THE JEFFERSONIAN,
S. Zake Orlean
 Publisher

\$49.11

The Times
 Middle River, Md., Sept 14 1990
 This is to Certify, That the annexed
Notice
of 0107087
 was inserted in The Times, a newspaper printed
 and published in Baltimore County, once in each
 of one successive
 weeks before the 14th day of
Sept, 1990
J. Robert Haines
 Publisher.

2625

ORDER RECEIVED FOR FILING
 Date _____
 By _____

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284
 (301) 887-3353

91-60 ✓
 receipt
 Account: R-001-6150
 Number: M9100307
 No 3635

Date: 10/11/90

DATE	DESCRIPTION	QTY	PRICE
	PUBLIC HEARING FEES		
	030 -POSTING SIGNS / ADVERTISING 1 X		\$100.36
	TOTAL:		\$100.36

LAST NAME OF OWNER: OAKDALE INC

0467#0036MICHR
 BA 0010:02AM10-12-90 \$100.36
 Please make checks payable to: Baltimore County

Baltimore County Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

DATE: 10/10/90

Oakdale, Inc.
 3300 Eastern Avenue
 Baltimore, Maryland 21220

ATTN: WILLIAM T. POOLE, JR.

Re: Petition for Special Hearing
 CASE NUMBER: 91-60-SPH
 NE R/W Line of Bengies Rd., 16400' NMLY Eastern Avenue
 Part of 3300 Eastern Avenue
 #4 Teatrose Drive
 15th Election District - 5th Councilmanic
 Petitioner(s): Oakdale, Inc.
 HEARING: FRIDAY, OCTOBER 12, 1990 at 9:30 a.m.

Please be advised that \$ 100.36 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

JRHigs
 ccc John B. Howard, Esq.

Baltimore County Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

August 10, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
 CASE NUMBER: 91-60-SPH
 NE R/W Line of Bengies Rd., 16400' NMLY Eastern Avenue
 Part of 3300 Eastern Avenue
 #4 Teatrose Drive
 15th Election District - 5th Councilmanic
 Petitioner(s): Oakdale, Inc.
 HEARING: FRIDAY, OCTOBER 12, 1990 at 9:30 a.m.

Special Hearing: An amendment to the Special Exception granted in Case Number: 86-165-XA to permit a 30 ft. x 60 ft. utility building as an addition to an existing trailer park in a M.H.-I Zone in lieu of the addition of two mobile homes, utilizing the reduced setbacks granted in the previous case.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

ccc Oakdale, Inc.
 Robert A. Hoffman, Esq.

Baltimore County Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

October 1, 1990

John B. Howard, Esquire
 210 Allegheny Avenue
 P.O. Box 5517
 Towson, MD 21204

RE: Item No. 16, Case No. 91-60-SPH
 Petitioner: Oakdale, Inc., et al
 Petition for Special Hearing

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:jw
 Enclosures
 cc: Mr. William T. Poole, Jr.
 Oakdale, Inc.
 3300 Eastern Avenue
 Baltimore, MD 21220

Baltimore County Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

Received By:
James E. Dyer
 Chairman,
 Zoning Plans Advisory Committee

Petitioner: Oakdale, Inc. et ux
 Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
 Zoning Commissioner

DATE: August 23, 1990

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Oakdale, Inc., Item No. 16

The Petitioner requests a Special Hearing to approve an amendment to the Special Exception granted in Case No. 86-165-XA to permit a 30' x 60' utility building as an addition to an existing trailer park in a M.H.-I.M. zone.

In reference to this request, staff offers the following comment:

- Should the Petitioner's request be granted, staff recommends that the Petitioner file a landscape plan with the Baltimore County landscape planner prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
 ITEM16/ZAC1

RECEIVED
 SEP 6 1990
 ZONING OFFICE

Baltimore County Department of Public Works
 Bureau of Traffic Engineering
 Courts Building, Suite 405
 Towson, Maryland 21284
 (301) 887-3354

August 10, 1990

Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 11, 13, 15, 16, 17, 18, 20, 22, 23, 24, 25, 28, and 29.

Very truly yours,
Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate II

MSF/lw

RECEIVED
 AUG 20 1990
 ZONING OFFICE

Baltimore County Fire Department
 700 East Joppa Road, Suite 901
 Towson, Maryland 21284-5500
 (301) 887-4500

Paul H. Reineke
 Chief

JULY 30, 1990

J. Robert Haines
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, MD 21204

RE: Property Owner: OAKDALE, INC.
 Location: PART OF #3300 EASTERN AVENUE
 Item No.: 16 Zoning Agenda: AUGUST 7, 1990
 Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl Reed Kelly* 7-30-90 Noted and Approved
 Planning Group Captain *W. D. Duffield*
 Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
 FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
 SUBJECT: ZONING ITEM # 16
 PROPERTY OWNER:
 LOCATION:
 ELECTION DISTRICT:
 COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMP (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 101.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990
 FROM: Robert W. Bowling, P.E.
 RE: Zoning Advisory Committee Meeting for August 7, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 11, 15, 17, 18, 20, 23, 24, 25, and 28.

For Item 13, water and sewer are available to the site. The Developer is responsible for extension of the paved road to the proposed lot with an 18-foot open paving section, ending with a 40-foot x 50-foot turnaround area and any drainage structures required.

For Item 22, water and sewer are available to the site. No public improvements are required.

For Item 29, the 5-foot utility easement along the west lot line of Lot III is a County easement and as such, no permanent structures are allowed within the easement area.

Robert W. Bowling
 ROBERT W. BOWLING, P.E., CHIEF
 Developers Engineering Division

RWB:s

SPECIAL HEARING REQUESTED TO AMEND THE SPECIAL EXCEPTION AND VARIANCE - No. 86-165 XA TO REMOVE TWO TRAILER SITES AND REPLACE THEM WITH A 30' X 60' MAINTENANCE BUILDING.

PARKING CALCULATION
 NO. OF EMPLOYEES - 2
 NO. OF PARKING SPACES REQUIRED - 1
 NO. OF PARKING SPACES PROVIDED - 2

CONRAIL RAILROAD

SEE SPECIAL EXCEPTION VARIANCE 86-165 XA - GRANTED 10-21-85
 SEE APPROVED SEDIMENT CONTROL PLAN # 213-38-B4-88

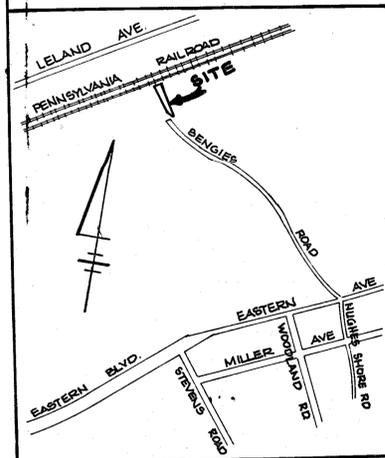
EXISTING MOBILE HOME PARK ADDITION TO OAKDALE 46/5

OAKDALE INC.

TEAROSE DRIVE

SOUTHEAST EXTENT OF SPECIAL EXCEPTION & VARIANCE 86-165 XA

OAKDALE INC.



VICINITY MAP
 SCALE: 1" = 500'

91-60-SPH

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING #4 TEAROSE DRIVE PROPOSED UTILITY BUILDING OAKDALE (EHK JR 46/5)

15TH ELECT DIST. SCALE: 1" = 20'
 5TH COUNCILMANIC DIST.

BALTO CO. MD DATE: 4-9-90
 5-21-90
 7-5-90
 7-15-90

GWS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (301) 825-8120

OWNER

OAKDALE, INC. 3300 EASTERN AVE. BALTIMORE CO., MD 21220

TAX ACCT NO -18-00-014596

PETITIONER'S EXHIBIT 1

VENABLE, BAETJER AND HOWARD ATTORNEYS AT LAW

BALTIMORE, MD 210 ALLEGHEW AVENUE P.O. BOX 8517
 WASHINGTON, D.C. 20001
 WILMINGTON, DE 300 N. MARKET ST. P.O. BOX 1170
 ROCKVILLE, MD 20850
 TOWSON, MARYLAND 21286-5517
 BEL AIR, MD 3001 BEECH HILL FARM ROAD
 P.A.# 1001 821-0447

July 3, 1990

WRITERS DIRECT NUMBER 404-9102

J. Robert Haines
 Zoning Commissioner
 County Office Building
 First Floor
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Petition for a Special Hearing, Item No. 16
 3300 Eastern Ave., Oakdale, Inc., Owner

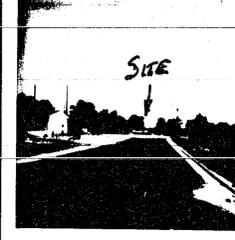
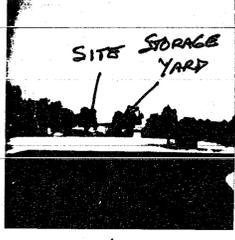
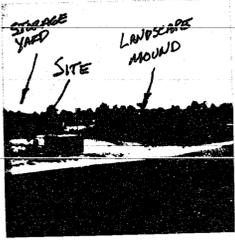
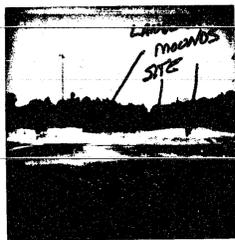
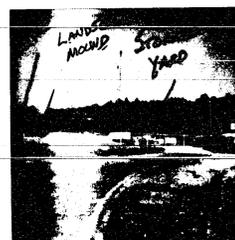
Dear Commissioner Haines:

A Petition for a Special Hearing to amend the special exception granted in Case No.: 86-165-XA to permit the construction of a utility building instead of the earlier permitted two mobile homes has been filed with the Baltimore County Office of Planning and Zoning. The proposed utility building is intended to replace the existing maintenance building that services the existing park. Because the needs of these residents can no longer be adequately serviced by the current physical facilities and because the amendment merely replaces the two structures with one, petitioner respectfully requests an expedited hearing in this case. If you have any questions or comments, please call me.

Very truly yours,

Robert A. Hoffman
 Robert A. Hoffman

RAH/JRA:ekm
 cc: William T. Poole
 James R. Andersen, Esq.



91-60-SPH

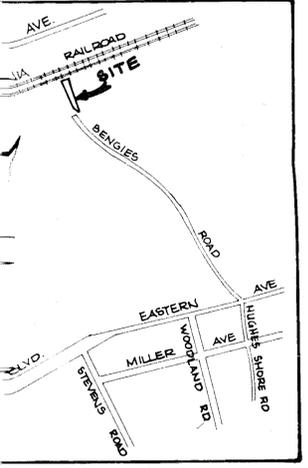
HEARING REQUIRED TO AMEND
SPECIAL EXCEPTION AND VARIANCE - NO. 86-165 XA
TO REMOVE TWO TRAILER SITES AND REPLACE THEM
WITH A 30' X 60' MAINTENANCE BUILDING.

PARKING CALCULATION
NO. OF EMPLOYEES - 2
NO. OF PARKING SPACES REQUIRED - 1
NO. OF PARKING SPACES PROVIDED - 2

(CONRAIL RAILROAD)

SEE SPECIAL EXCEPTION VARIANCE
86-165 XA - GRANTED 10-2-85
SEE APPROVED SEDIMENT CONTROL PLAN
213-38-B4-88

EXISTING MOBILE HOME PARK
ADDITION TO OAKDALE
46/5
OAKDALE INC.



VICINITY MAP
SCALE: 1" = 500'

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING
#4 TEAROSE DRIVE
PROPOSED UTILITY BUILDING
OAKDALE

(EHK JR 46/5)

15TH ELECT DIST
SCALE: 1" = 20'
5TH COUNCILMANIC DIST.

BALTO CO. MD
DATE: 2-9-90
7-5-90
7-12-90

Picture Location

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
(301) 825-8120

OWNER
OAKDALE, INC.
3300 EASTERN AVE.
BALTIMORE CO., MD 21220
TAX ACCT NO -18-00-014596

PETITIONER'S
EXHIBIT 2
91-60 SPH

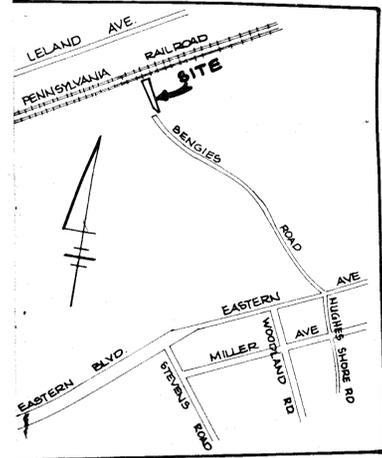
SPECIAL HEARING REQUIRED TO AMEND
THE SPECIAL EXCEPTION AND VARIANCE - NO. 86-165 XA
TO REMOVE TWO TRAILER SITES AND REPLACE THEM
WITH A 30' X 60' MAINTENANCE BUILDING.

PARKING CALCULATION
NO. OF EMPLOYEES - 2
NO. OF PARKING SPACES REQUIRED - 1
NO. OF PARKING SPACES PROVIDED - 2

CONRAIL RAILROAD

SEE SPECIAL EXCEPTION VARIANCE
86-165 XA - GRANTED 10-2-85
SEE APPROVED SEDIMENT CONTROL PLAN
213-38-B4-88

EXISTING MOBILE HOME PARK
ADDITION TO OAKDALE
46/5
OAKDALE INC.



VICINITY MAP
SCALE: 1" = 500'

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING
#4 TEAROSE DRIVE
PROPOSED UTILITY BUILDING
OAKDALE

(EHK JR 46/5)

15TH ELECT DIST
SCALE: 1" = 20'
5TH COUNCILMANIC DIST.

BALTO CO. MD
DATE: 2-9-90
5-21-90
7-5-90
7-12-90

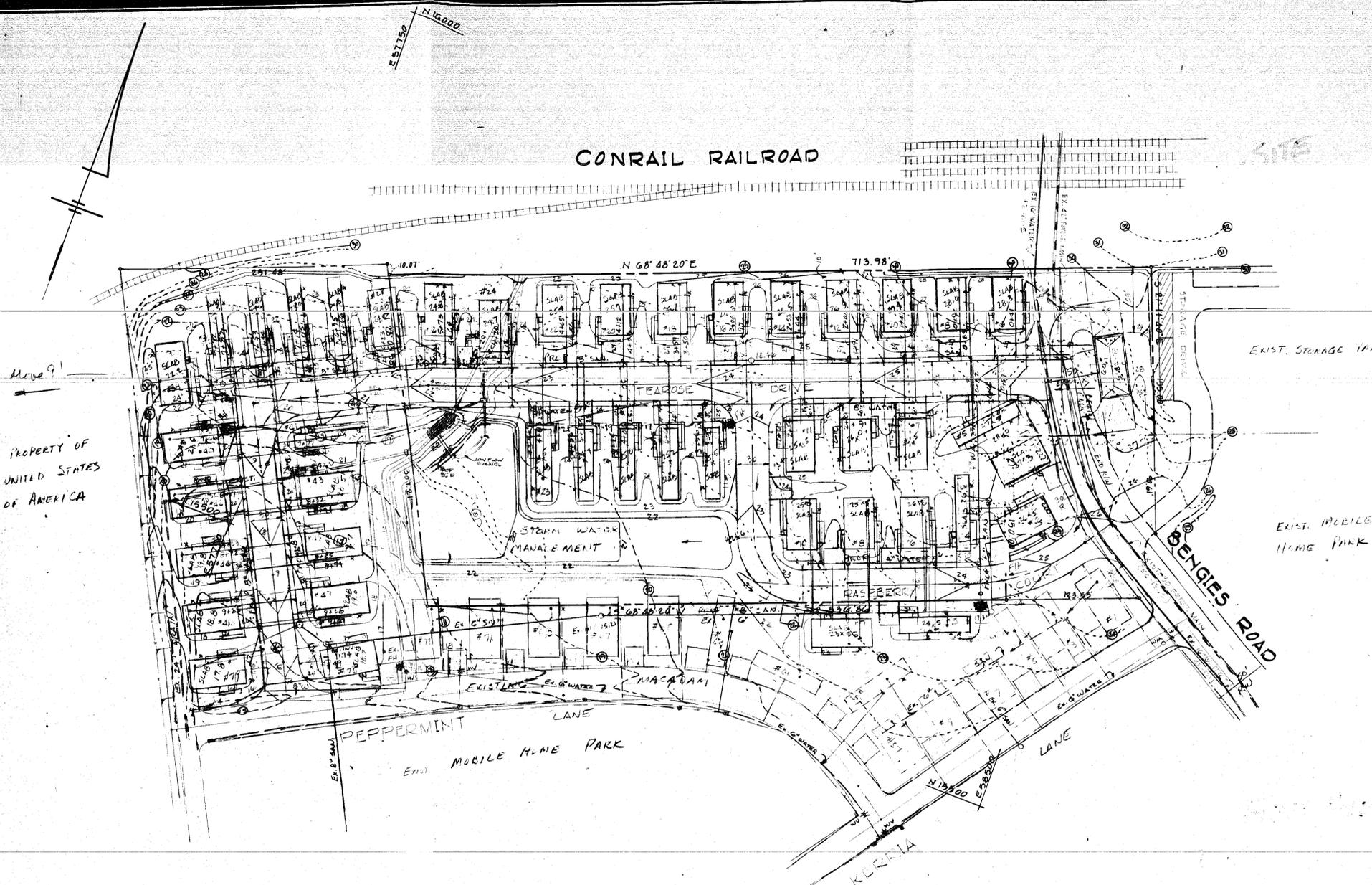
GWS

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21284
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OWNER
OAKDALE, INC.
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BALTIMORE CO., MD 21220
TAX ACCT NO -18-00-014596

PETITIONER'S
EXHIBIT 3
91-60 SPH

PROPERTY OF
UNITED STATES
OF AMERICA

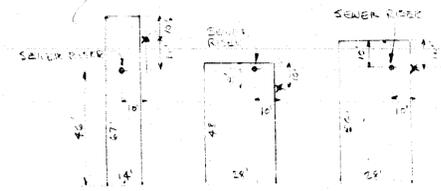


NOTE - DOUBLE WIDE - 28'x48' - (2) - LOTS 4,7,9,10,11,12,14, 16,19,20,22,24,26 TEAROSE DRIVE, LOT 8,11,12, KERRIA STREET
 LOTS 220,222 BENGIE'S ROAD,
 LOTS 6,8,10 RASPBERRY COURT,
 DOUBLE WIDE - 28'x52' - (10) LOTS 28,40,42,44,46,48,49,49 TEAROSE DRIVE
 DOUBLE WIDE - 28'x56' - (8) - LOTS 58 TEAROSE DRIVE,
 LOT 7 RASPBERRY COURT, LOTS 6,7,9,11,13 PEPPERMINT LANE, LOT 1 KERRIA LANE
 SINGLE WIDE - 14'x67' - (6) - LOTS 3 TEAROSE DRIVE, LOT 2,4,6 PEPPERMINT STREET, LOT 4,6 KERRIA STREET
 SINGLE WIDE - 14'x70' - (12) LOT 15,17,19,21,23,25,27,29,31,33,35,37,39 TEAROSE DRIVE, LOT 4,5, RASPBERRY COURT

* - LOCATION OF PEDESTAL FOR ELECTRIC SUPPLY TAKEN FROM GAS/ELECTRIC PLAN FEEDER # 7551
 ALL PEDESTALS TO BE LOCATED 36" FROM SIDE OF CURB AND 10 FEET FROM BACK END OF CURB CRUISE. THE MAIN ENTRY TO CURB.

PEDESTALS ARE TO BE WITH A POINT 10 FEET FROM THE EXISTING SEWER RISERS MARKED AT RIGHT ANGLE TO THE SIDE OF THE CURB AWAY FROM THE MAIN ENTRY.

* NOTE - THE EXISTING SEWER RISER ON # 42 TEAROSE DRIVE IS LOCATED 5 FEET LEFT OF THE LOCATION SHOWN ON THIS PLAN.



TYPICAL UNITS
 LOCATION OF PEDESTAL IN RELATION TO EXISTING SEWER RISER
 * EXCEPT UNIT # 42 TEAROSE DRIVE

PETITIONER'S EXHIBIT 4

91-605PH
 SHEET 1 OF 6

SITE DEVELOPMENT PLAN

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21284
 (301) 825-8120

DATE	REVISION	BY
11-9-85	KEY GRADES TO MOST READY	CSK
11-6-87	REV. DEPT. OF HEALTH, BSI WATER, FA	CSK
	MAINT. BLDG. LOC. - ROAD AT MAINT. PLG	CSK
5-12-89	EX. C. WATER ADDED PEPPERMINT LANE	CSK
	PEPPERMINT LANE	
	FORWARD TO BALTIMORE COUNTY # 15 KERRIA	
	# 57, 15, 17 PEPPERMINT	
10-21	LOCAL DATA ADDED	CSK

"DOKDALE ADDITION"
 15TH ELECTION DISTRICT - BALTIMORE COUNTY, MO.
 SHEET 1 OF 6
 DATE: 2-3-88
 PN 4078

SCALE: 1"=50'